



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-084172-25

In the matter of: 102, 525 RECOLTE PVT
ORLEANS ON K1E0B9

Between: CAPREIT Limited Partnership

Landlord

And

Marie Claude Barthelemy

Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Marie Claude Barthelemy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative, Allan Kouri, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,932.60, which represents the arrears of rent (\$9,746.60) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 16, 2026	\$1,000.00
February 22, 2026	\$1,000.00
March 22, 2026	\$2,000.00
April 22, 2026	\$2,000.00
May 22, 2026	\$2,000.00
June 22, 2026	\$1,932.60

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

January 12, 2026
Date Issued

Sheena Brar
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.